

Administrative Approval Action

Case File / Name: SUB-0006-2024
DSLCL - BROOKS SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the northwest corner of Harps Mill Rd and Farmington Court, specifically identified as PIN 1717485476. The site is currently zoned R-6 and has a single dwelling which will be removed.

REQUEST: The request is to create a subdivision dividing the site into two separate lots. Lot 1 is proposed as a 12,943 sf (0.3 ac) lot and Lot 2 is proposed as a 12,986 sf (0.3 ac) lot. Lot 1 may take access to either Farmington Court or Harps Mill Rd; Lot 2 will take access from Harps Mill Rd.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: FIL-0357-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
FIL-0358-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 27, 2024 by ALISON A POCKAT, ASLA.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

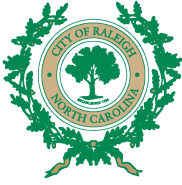
Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A fee-in-lieu for required public infrastructure not being constructed is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry



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7. A public infrastructure surety for seven (7) street trees (4) along Harps Mill Rd. and (3) along Farmington Ct. shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A final plat shall be recorded with Wake County and a copy shall be submitted to the City of Raleigh prior to the issuance of building permits.

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (7) street trees. Four (4) along Harps Mill Rd. and three (3) along Farmington Ct.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of right-of-way street trees by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

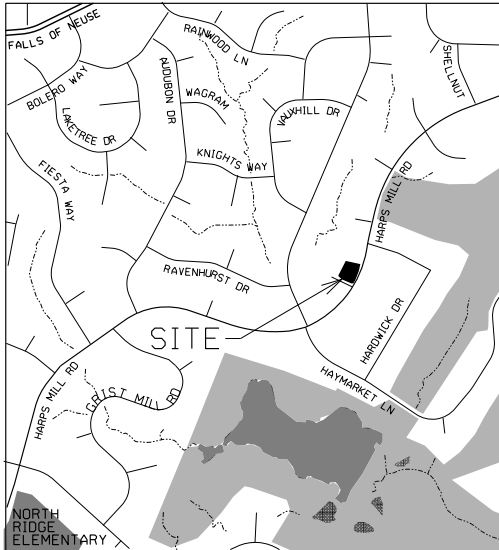
3-Year Sunset Date: August 13, 2027
Record at least ½ of the land area approved.

BROOKS SUBDIVISION

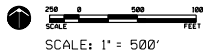
7819 HARPS MILL RD
RALEIGH, NORTH CAROLINA

OWNER:
R. DANIEL BRADY, TRUSTEE
OF THE
FRED G. BROOKS
MARGARET A. GUY BROOKS
REVOCABLE TRUST
7819 HARPS MILL RD.
RALEIGH, NC 27615

CONTACT: R. DANIEL BRADY
PHONE - 919 573-1416



VICINITY MAP



LIST OF DRAWINGS

SEQ. NO.	DWG. NO.	TITLE
1	CO-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	U-1	UTILITY PLAN
5	D-1	UTILITY DETAILS
6	D-2	TRANSPORTATION DETAILS

RE: Solid Waste compliance, SUB-0006-2024 (SWS Approval 5/12/2024)

Stacy, Marion - Marion.Stacy@raleighnc.gov
To: marion@raleighnc.gov
Cc: Cities, staff

Replied to this message on 5/13/2024 6:28 AM.

Resent Day After,

The solid waste management plan for this project is approved to receive services by the City of Raleigh. Please transpire a copy of this email on the cover of the plans.

Kind regards,

Marion

Marion O. Stacy
Code Compliance Supervisor

City of Raleigh - Solid Waste Services
Code Compliance Program
630 Beaman Lake Drive
Raleigh, NC 27615
919-506-6940 - Office
919-219-3487 - Cell
919-219-4290 - Fax

SITE DATA

ADDRESS: 7819 HARPS MILL RD., RALEIGH
PIN #: 1717485476
GROSS ACREAGE: 27,595 SF - 0.633 AC
NET ACREAGE: 25,928.99 SF - 0.595 AC
(RIGHT OF WAY DEDICATION - 1,666.0 SF)

ZONING: R-6
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: NEUSE RIVER BASIN

THE SITE IS A SUBDIVISION OF LOT 33, BLOCK 37, PART D
NORTH RIDGE, SECTION FOUR ADDITIONS TO HAYMARKET VILLAGE

EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 5,756 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT = 21 %

PROPOSED USE -
TWO RESIDENTIAL SINGLE FAMILY LOTS
LOT 1 - 12,942.78 SF - 0.297 AC
LOT 2 - 12,986.21 SF - 0.298 AC

SETBACK & LOT DIMENSIONS AS PER UDO SEC.2.2.1 - SINGLE FAMILY
A1 - MIN. LOT AREA = 6,000 SF / UNIT
A2 - MIN. LOT WIDTH = 50', A3 - MIN. LOT DEPTH = 80'
B - MIN. SETBACKS = FROM PRIMARY STREET - 10', FROM SIDE
STREET - 10', FROM SIDE LOT LINE - 5', FROM REAR LOT
LINE - 20'
D - MAX. HEIGHT = PRINCIPAL BLDG - 40'/3 STORIES

PROJECTED WASTEWATER FLOW = 600 GPD
2 DWELLINGS X 4 BEDROOMS X 75 GRP

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH
&/OR NCDDT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS
SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING
PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

RESIDENTIAL INFILL RULES APPLICABLE AT BUILDING PERMIT REVIEW.

RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL
AT THE TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE
SITE PERMITTING REVIEW, THEN REVIEW WILL TAKE PLACE AT THE TIME OF
BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHALL KEEP IN MIND
THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS
AS FOUND IN THE RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

Preliminary Subdivision Application Site Review

Planning and Development Customer Service Center - One Exchange Place, Suite 403 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.	
GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval): Brooks Subdivision	
Property Address(es): 7819 Harps Mill Rd	
Recorded Deed PIN(s): 1717485476	
Building type(s): <input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Brady, R Daniel Trustee of Fred G Brooks and Margaret A. Guy Brooks	
Company: Brady Cobin Law Group	Title: Trustee
Address: 4141 Parklake Ave., Suite 105, Raleigh, NC 27612	
Phone #: 919 573-1416	Email: dbrady@ncstateplanning.com
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser	<input type="checkbox"/> Owner's authorized agent
<input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

Page 1 of 2

REVISION 09.23.23
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION	
Gross site acreage: 27,595 SF, 0.633 acre	
Zoning districts (if more than one, provide acreage of each):	
R-6	
Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Historic District/Landmark:	N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Board of Adjustment Case #	Design Alternate Case #
Case # Z:	DOB:
STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) 5,756	Existing (sf) 0
Proposed total (sf) 0	Proposed total (sf) 0
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 2	# of Attached House Lots: Brady, Fred # of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:
# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 2	Total # Dwelling Units: 2
# of bedroom units (if known): 1br	2br
3br	4br 2
Proposed density for each zoning district (UDO 1.5.2.F): 3.16	
SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160C-403(a)), applications for development approvals may be made by the landowner, a lessee, or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-403(a)) to make the application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-403(f).	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	
Signature: <u>R. Daniel Brady, Trustee</u>	Date: <u>11/21/2023</u>
Printed Name: <u>R. Daniel Brady, Trustee</u>	Date:
Signature:	Date:
Printed Name:	

Page 2 of 2

Digitally signed by
jeff.caines@raleighnc.gov
DN:
jeff.caines@raleighnc.gov
CN=Jeff Caines/raleighnc.gov
Reason: I am approving this document
Date: 2023.08.15
19:58:57-0400

REVISION 09.23.23
raleighnc.gov

RALEIGH CASE NUMBER: SUB-0006-2024

1 | 15-02-24 | BUILDING PERMIT REVIEW

2 | 16-27-24 | TRANSPORTATION COMMENTS

REVISIONS

DATE: DEC. 11, 2023

SHEET NO. 1

COVER SHEET

CO-1

PRODUCTION NO. 1 OF 6

RALEIGH SUBDIVISION & PLANNING PLAN

7819 HARPS MILL RD., RALEIGH, NC

R. DANIEL BRADY, TRUSTEE OF THE FRED G. BROOKS MARGARET A. GUY BROOKS REVOCABLE TRUST

4141 PARKLAKE AVE., SUITE 105 RALEIGH, NC 27612

ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

REVISIONS

RALEIGH

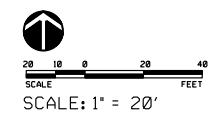
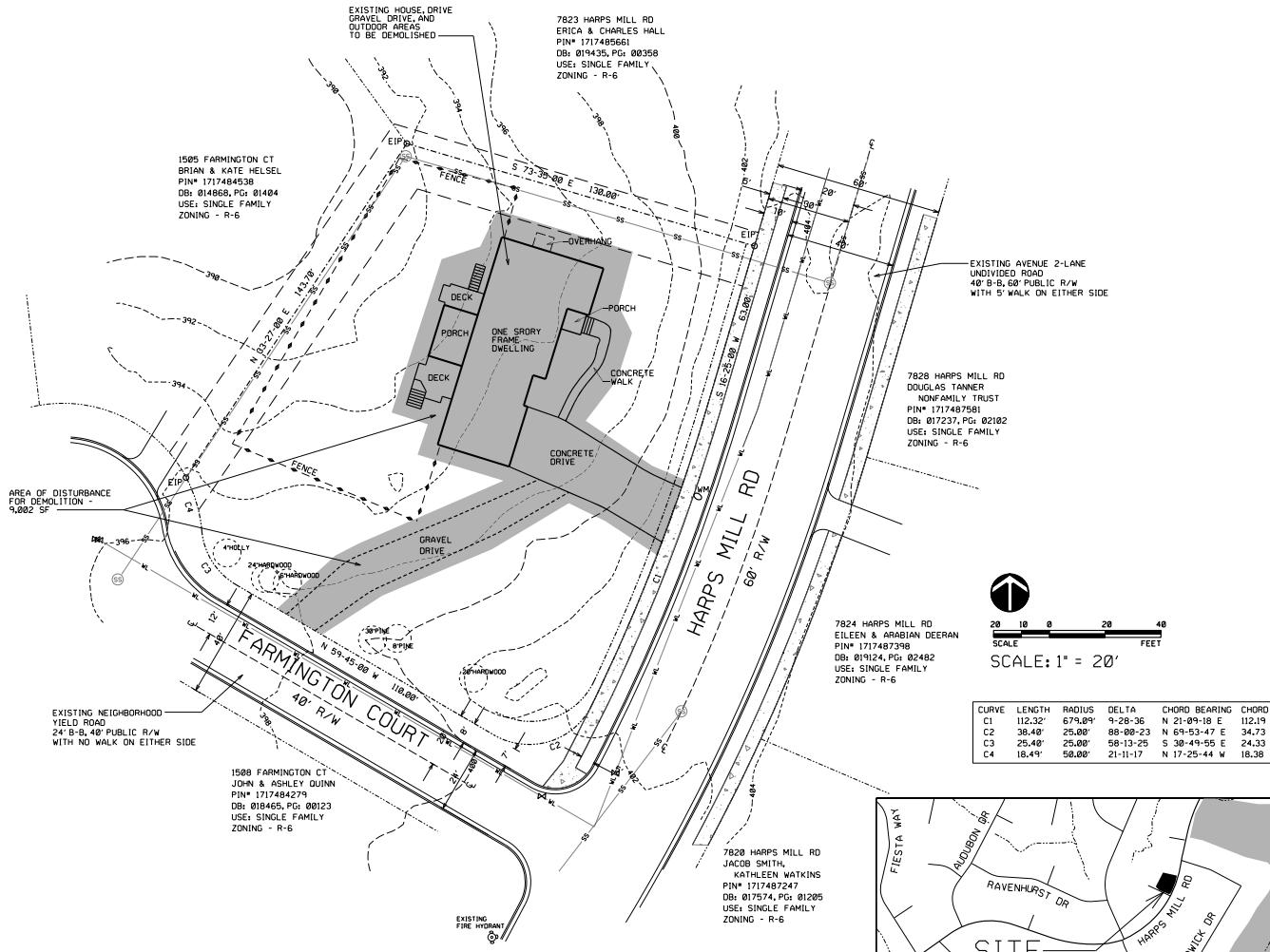
SITE DATA:

PIN NUMBER - 1717485476
 ADDRESS: 7819 HARPS MILL RD.
 LOT 33, BLOCK 37, PART D
 NORTH RIDGE, SECTION FOUR
 ADDITIONAS TO HAYMARKET VILLAGE
 BOM 1972, PAGE 208
 DB 019071, PAGE 01342
 TOTAL GROSS ACREAGE - 27,595 SF - 0.633 AC
 EXISTING IMPERVIOUS AREA - 5,756 SF - 0.132 AC
 HOUSE - 2,391 SF, PORCHES & DECK - 691 SF,
 WALK - 143 SF, CONCRETE DRIVE - 1,294 SF
 GRAVEL DRIVE - 1,237 SF
 EXISTING HOUSE / PORCHES / WALK / DRIVES TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION - 9,002 SF

ZONING - R-6
 WATERSHED - LOWER NEUSE RIVER BASIN

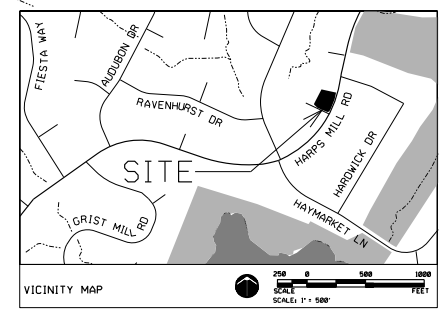
LEGEND:

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	112.32'	679.09'	9-28-36	N 21-09-18 E	112.19
C2	38.40'	25.00'	88-00-23	N 64-53-47 E	34.73
C3	25.40'	25.00'	58-13-25	S 38-49-50 E	24.33
C4	18.49'	58.00'	21-11-17	N 17-25-44 W	18.38

PROPERTY NOTES:
 1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION
 ARE BASED ON AN EXISTING CONDITIONS SURVEY BY TURNING
 POINT SURVEYING, PLLC, 4113 JOHN S. RABOTEAU WYND, RALEIGH,
 NC 27612, PHONE NUMBER: 919 781-0234, ENTITLED "R. DANIEL
 BRADY, TRUSTEE - LOT 33, BLOCK 37, PART D NORTH RIDGE,
 SECTION FOUR - 7819 HARPS MILL ROAD AND DATED 11-1-2023.
 TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
 2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
 CITY OF RALEIGH &/OR NCCDT STANDARDS AND SPECIFICATIONS.



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

BROOKS SUBDIVISION
 7819 HARPS MILL RD., RALEIGH, NC
 R. DANIEL BRADY, TRUSTEE OF THE
 ESTATE OF BRADY, TRUST
 411 PARKWAY AVE, SUITE 108
 RALEIGH, NC 27612

SCALE: NTS
DATE: DEC. 11, 2023
SHEET NO. 1
EXISTING CONDITIONS
EC-1
SEQUENCE NO. 2 OF 5

EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 5

RALEIGH CASE NUMBER: SUB-

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 27,595 SF - 0.63 AC, PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.0 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.63 ACRES, UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT. THE DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR 5 TREES ALONG HARPS MILL RD. (197 LF FRONTAGE) AND FOR 4 TREES ALONG FARMINGTON CT. (170 LF FRONTAGE).
7. A FEE-IN-LIEU WILL BE REQUIRED FOR THE ADDITIONAL 1' OF SIDEWALK ALONG THE 197 LF ALONG HARPS MILL RD. A FEE-IN-LIEU WILL BE REQUIRED FOR THE 5' BIKE LANE REQUIRED ALONG THE 197 LF ALONG HARPS MILL RD. A FEE-IN-LIEU WILL BE REQUIRED FOR THE ADDITIONAL 1.5' OF ROADWAY WIDTH ALONG THE 146 LF ALONG FARMINGTON COURT. 8. A 6" CONCRETE SIDEWALK IS TO BE LOCATED TWO FEET INSIDE THE RIGHT OF WAY. A SURETY BOND WILL BE REQUIRED FOR THE 145 FEET OF FRONTAGE ALONG FARMINGTON COURT.
9. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. THE SUBDIVISION PLAN CREATES TWO LOTS.
12. ANY EXISTING WATER OR SEWER COMMENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
13. THIS SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS DUE TO SITE AREA AS PER UDO SEC. 8.3.2.A.2.b.
14. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

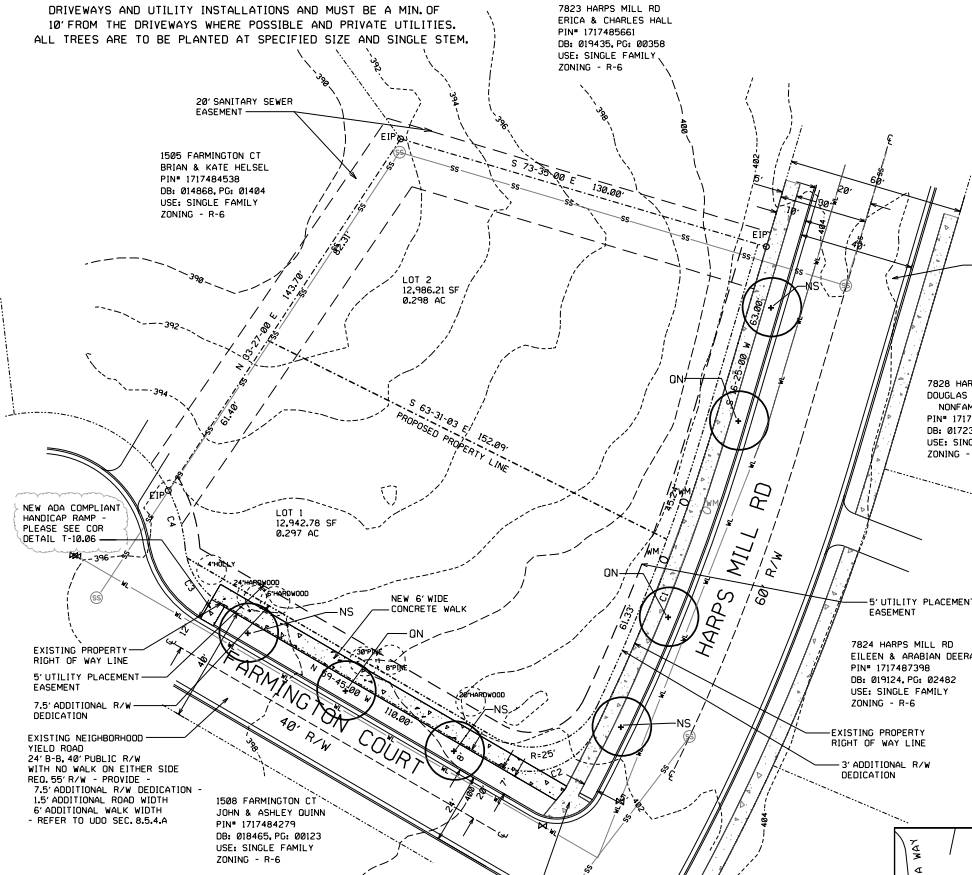
STREET TREE PLANTING

KEY COUNT PLANT NAME	O/C	SPACE	PLANTING SIZE
NS 4 NYSSA SYLVATICA, TUPELA		40'	3'CAL,10'HT
DN 3 QUERCUS NUTTALLI, NUTTALL OAK		40'	3'CAL,10'HT

NOTES:

TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.

7823 HARPS MILL RD
ERICA & CHARLES HALL
PIN# 1717485661
DB# 019435, PG# 002358
USE: SINGLE FAMILY
ZONING - R-6

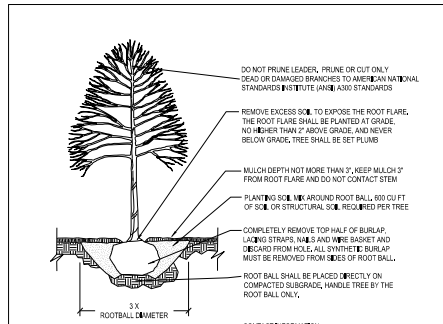


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TOTAL NET ACREAGE - 25,928.99 SF - 0.595 AC
AREA OF RIGHT OF WAY DEDICATION - 1,666.01 SF
LOT 1 - 12,942.78 SF - 0.297 AC
LOT 2 - 12,986.21 SF - 0.298 AC

EXISTING IMPERVIOUS AREA - 5,756 SF - 0.132 AC
HOUSE - 2,391 SF, PORCHES AND DECK - 691 SF
WALK - 143 SF, CONCRETE DRIVE - 1,294 SF,
GRAVEL DRIVE - 1,237 SF

ZONING - R-6



- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 4. A TREE IMPACT PERMIT IS REQUIRED.
 5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITH ONE YEAR.
 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH		STANDARD DETAIL
REVISION	DATE	DESCRIPTION
		TREE PLANTING DETAIL
		TPP-03

IMPERVIOUS SURFACE AREA LIMITS:

- LOT 1 -
150 LF ALONG FARMINGTON CT
6" CONCRETE WALK = 900 SF
92 LF ALONG HARPS MILL RD
1" ADDITIONAL WALK = 92 SF
(12,942.78 X .51) = 992 = 5,608.8 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 5,608.8 SF
- LOT 2 -
105 LF ALONG HARPS MILL RD
1" CONCRETE WALK = 105 SF
(12,986.21 X .51) = 105 = 6,518.0 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 4,971.5 SF

PRIMARY STREET FOR LOTS 1 AND 2 - HARPS MILL RD.

PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY TURNING POINT SURVEYING, PLLC, 4113 JOHN S. RABOTEAU WYND, RALEIGH, NC 27612, PHONE NUMBER: 919 781-0234, ENTITLED "R. DANIEL BRADY, TRUSTEE - LOT 33, BLOCK 37, PART D NORTH RIDGE, SECTION FOUR - 7819 HARPS MILL ROAD AND DATED 11-1-2023. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

ALISON A. POCKAT, ASLA
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LAND PLANNER
(919) 363-4415
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CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

RALEIGH SUBDIVISION
7819 HARPS MILL RD., RALEIGH, NC

R. DANIEL BRADY, TRUSTEE OF THE
Estate of R. DANIEL BRADY, TRUST
BLOCK 37, PART D NORTH RIDGE,
SECTION FOUR, HARPS MILL ROAD,
4113 PARKLAKE AVE., SUITE 138
RALEIGH, NC 27612

RALEIGH CASE NUMBER: SUB-0006-2024

1 - 15.3.24 RALEIGH COMMENTS 3, 2B, 2C
2 - 16.27.24 RALEIGH TRANSPORTATION, EDC

SCALE: NTS
DATE: DEC. 11, 2023
SHEET NO. 1

- 1 REMOVE EXISTING WATER WITH BOX AND REPLACE AT THE RIGHT-OF-WAY LINE PER CITY OF RALEIGH DETAIL. INSTALL NEW BRASS CURB STOP WITH BOX ONTO EXISTING PIPE AND INSTALL NEW 3/4" TYPE K COPPER WATER SERVICE PIPE AND CONNECT TO THE WATER METER
- 2 NEW 5/8" WATER METER AND WATER BOX W/ 3/4" TYPE K COPPER WATER SERVICE PIPE
- 3 NEW 4" PVC SANITARY SEWER SERVICE CLEAN-OUT W/ SCH 40 PVC SANITARY SEWER SERVICE PIPE
- 4 SSMH RIM 404.2 INV. IN 355.9 INV. OUT 395.85
- 5 SSMH RIM 361.6 INV. IN 356.3 INV. OUT 386.2
- 6 SSMH RIM 366.1 INV. IN 364.1 INV. OUT NCT MEASURED
- 7 SSMH RIM 403.0 INVERTS NOT ACCESSIBLE

UTILITY NOTES:

1. WATER UTILITY SIZES, PIPE MATERIALS AND APPROXIMATE LOCATIONS PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
2. ALL NEW WATER METERS AND SANITARY SEWER SERVICES SHALL BE INSTALLED PER CITY OF RALEIGH STANDARD DETAIL.

NOTES FOR ABANDONING EXISTING WATER UTILITY SERVICES:

ANY UNUSED WATER SERVICE SHALL BE ABANDONED PER CORPUS STANDARDS. THE ENTIRE SERVICE SUB SHALL BE REMOVED. A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK WHEN AVAILABLE. IF THE EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 1/2" INCH DIA. PVC PIPE SHALL EXTEND A MINIMUM ABOVE THE CAPPED CORPORATION STOP, WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY THE ABANDONED TAP. REMAINING PORTIONS OF THE SERVICE SUB SHALL BE REMOVED FROM THE MAIN AND DISPOSED OF PROPERLY. SERVICE ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT, 919-996-2469.

ANY UNUSED SEWER SERVICE SHALL BE ABANDONED BY REMOVING THE SADDLE AND REPLACING THE SADDLE WITH A 360 DEGREE STAINLESS STEEL SLEEVE AT IN-LINE WYES, THE SERVICE LATERAL SHALL BE CUT WITHIN 12" OF THE WYE AND A MECHANICAL CAP INSTALLED ON DIP-CAST SERVICES OR GUESS TO PVC SERVICES AND THE ABANDONED WYE TO BE SURROUNDED WITH 1 CF OF CONCRETE. THE REMAINING PORTION OF THE SERVICE SHALL BE DISPOSED OF PROPERLY. SERVICE SUB ABANDONMENT REQUIRES A STUB PERMIT BY THE PUBLIC WORKS DEPARTMENT, 919-996-2469.

PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY TURNING POINT SURVEYING, PLLC, 4113 JOHN S. RABCTEAU WYND, RALEIGH, NC 27612. PHONE NUMBER: 919-781-2234. ENTITLED TO: CANEIL BRADY, TRUSTEE - LOT 33, BLOCK 37, PART 0 NORTH RIDGE SECTION FOUR - 7819 HARPS MILL ROAD AND DATED 11-11-2023. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NC DOT STANDARDS AND SPECIFICATIONS.

1505 FARMINGTON CT
BRAN & KATE HELSEL
PN# 1717484538
DB: 014868, PS: 01404
USE: SINGLE FAMILY
ZONING - R-6

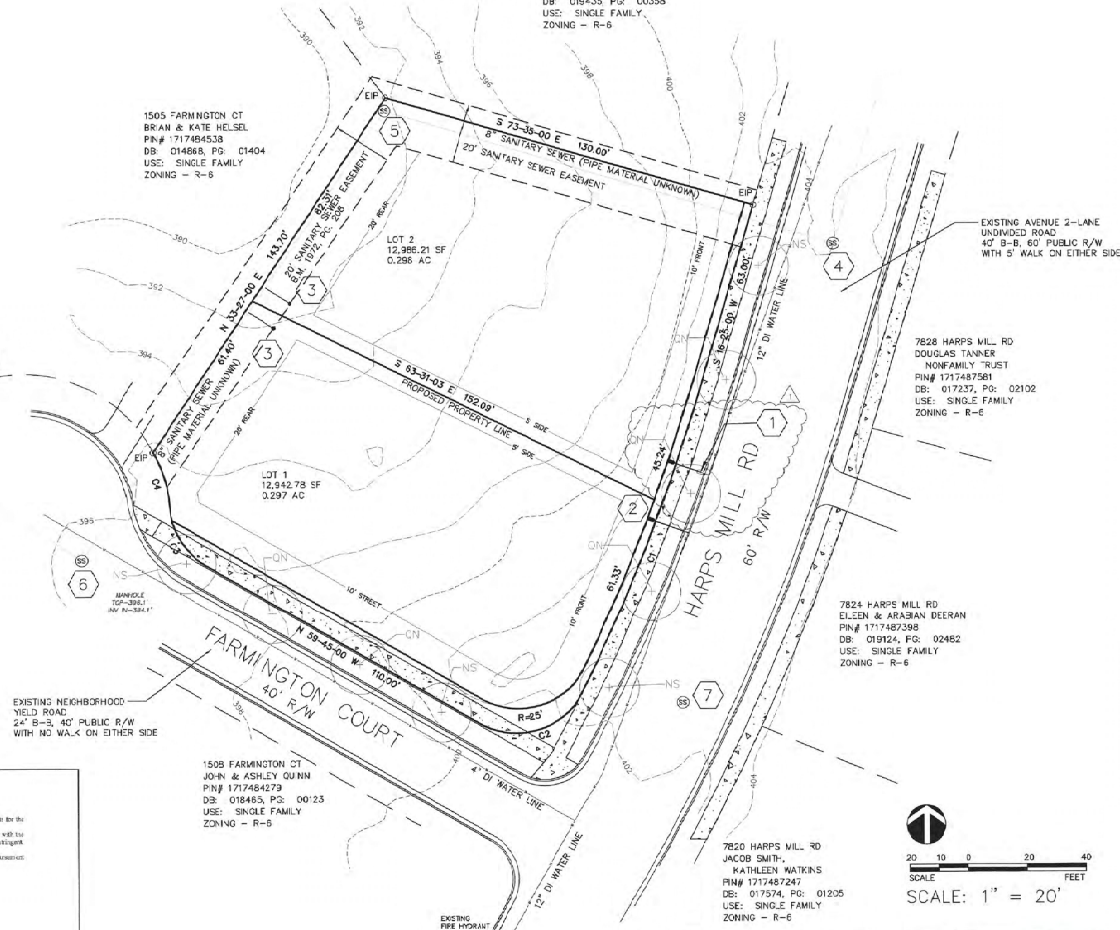
7823 HARPS MILL RD
ERCA & CHARLES HALL
PN# 1717485661
DB: 018455, PS: 00358
USE: SINGLE FAMILY
ZONING - R-6

7658 HARPS MILL RD
DOUGLAS TANNER
NONFAMILY TRUST
PIN# 1717487581
DB: 017237, PS: 02102
USE: SINGLE FAMILY
ZONING - R-6

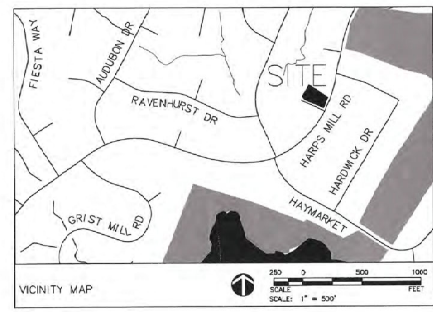
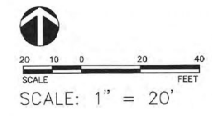
7824 HARPS MILL RD
EILEEN & ARABIAN DEERAN
PIN# 1717482388
DB: 019124, FG: 02462
USE: SINGLE FAMILY
ZONING - R-6

1508 FARMINGTON CT
JOHN & ASHLEY GUNN
PIN# 1717484273
DB: 018465, PS: 00225
USE: SINGLE FAMILY
ZONING - R-6

7820 HARPS MILL RD
JACOB SMITH,
KATHLEEN WATKINS
PIN# 1714822947
DB: 017574, PG: 01205
USE: SINGLE FAMILY
ZONING - R-6



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	112.52'	679.09'	9-28-39	N 21-05-18 E	112.19
C2	38.40'	25.00'	88-00-23	N 69-53-47 E	34.73
C3	25.40'	25.00'	58-13-25	S 30-48-55 E	24.33
C4	18.49'	50.00'	21-11-17	N 17-25-44 W	18.38



GENERAL NOTES:

1. All existing construction methods shall be in accordance with City of Raleigh code manuals, details & specifications (except for R-6000, R-6000, R-6000).
2. Utility separation requirements:
 - a. 4' between 12" or less and 18" or more between sanitary service & any private public water supply service such as an individual service line, or a water of drinking water. If adequate lateral separation cannot be achieved, lateral separation shall be provided at a minimum of 24" from private water or 30" from public water.
 - b. When installing water distribution mains, the horizontal separation between all lines within 18" of this separation shall be maintained during construction. The separation should allow water main to separate from other utilities at different points of use. If above the top of service, it may be separated by 18" from other utilities. All separations shall be maintained for the life of the utility.
 - c. When 18" separation is not possible, separation of water and sanitary service shall be provided. All separations shall be maintained for the life of the utility.
 - d. If 18" horizontal separation is required between all utility lines, it shall be maintained for the life of the utility.
 - e. Minimum 12" vertical separation at all utility lines. If 18" or more from other utilities, 12" vertical separation at all utility lines. If 18" or more from other utilities, 12" vertical separation at all utility lines. If 18" or more from other utilities, 12" vertical separation at all utility lines.
3. All utility separation shall be maintained for the life of the utility.
4. All utility separation shall be maintained for the life of the utility.
5. All utility separation shall be maintained for the life of the utility.
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11. All utility separation shall be maintained for the life of the utility.
12. All utility separation shall be maintained for the life of the utility.
13. All utility separation shall be maintained for the life of the utility.
14. All utility separation shall be maintained for the life of the utility.
15. All utility separation shall be maintained for the life of the utility.
16. All utility separation shall be maintained for the life of the utility.

The design and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Outer-Corridor Program in Raleigh's City of Aesthetics.

The site shall be installed and installed with 24" minimum, vertical (during construction) and 18" minimum, vertical (at the final construction) at the final construction. All separations shall be maintained for the life of the utility.

18" vertical separation at all utility lines. If 18" or more from other utilities, 12" vertical separation at all utility lines. If 18" or more from other utilities, 12" vertical separation at all utility lines.

*Field spot elevations as measured



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CARY, NC 27518

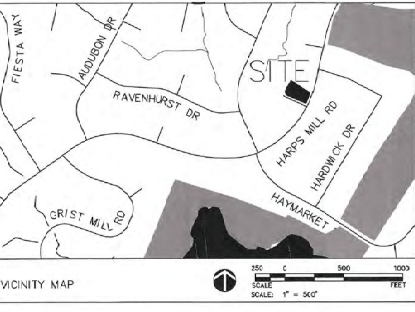
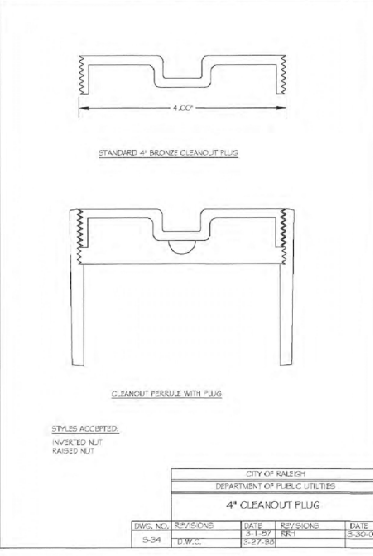
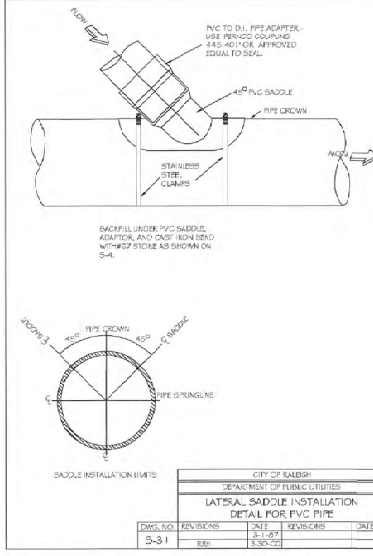
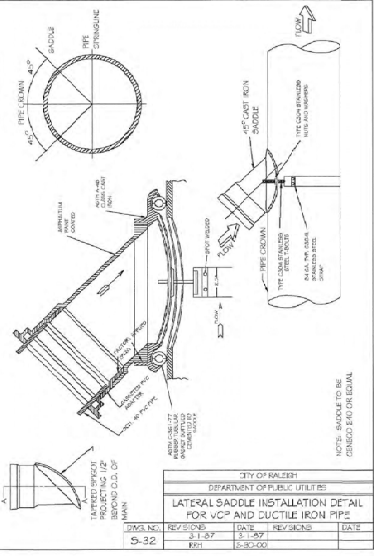
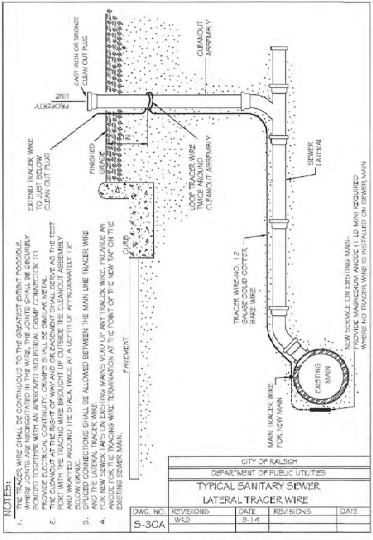
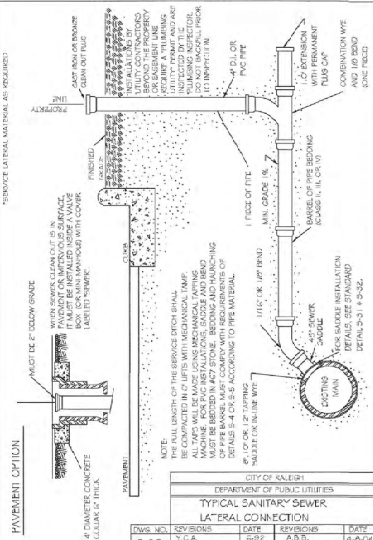
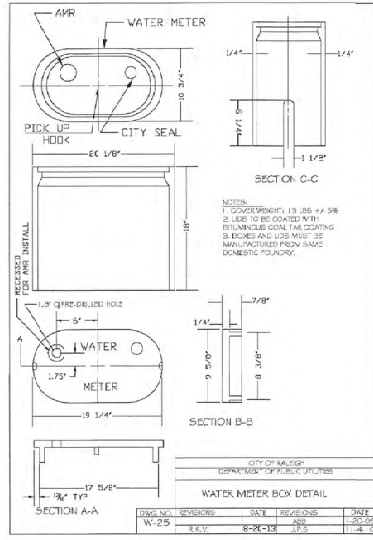
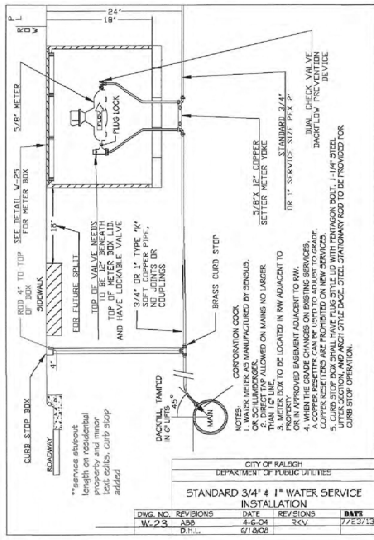
DESIGNED: AAP
DRAWN:
APPROVED:

BROOKS SUBDIVISION
1079 HARPS MILL RD., RALEIGH, NC
R. DANIEL BRADY, TRUSTEE OF THE
FRED C. BROOKS AND MARGARET A. GUY
BROOKS REVOCABLE F. TRUST
1141 PARKLANE AVE., SUITE 130
RALEIGH, NC 27612

RALEIGH CASE NUMBER: SUB-0006-2024

DATE	DESCRIPTION
DEC 11, 2023	REVISIONS

PROPOSED UTILITY PLAN
U-1
SHEET NO. 4 OF 5



RALEIGH CASE NUMBER: SUB-0006-2024



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DRAWN:
APPROVED:

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R. DANIEL BRADY, TRUSTEE OF THE
FRED C. BROOKS AND MARGARET A. GUY
BROOKS REVOCABLE TRUST
406 S. SUTLE 130
RALEIGH, NC 27612

CASE NUMBER:
SCALE: NTS
DATE: DEC. 11, 2023
SHEET NO.:

UTILITY DETAILS
D-1
SHEET NO. 5 OF 5

